



PLANNING NEWS

FREDERICK COUNTY DIVISION OF PLANNING

Frederick County
Government

OCTOBER 2005

COMPREHENSIVE PLANNING

WATER & SEWERAGE PLAN

Eleven requests to amend the Water & Sewerage Plan have been received for processing in the Fall 2005 Cycle. These include two requests to upgrade or upsize lines, a request for a Multi-use treatment plant, 483.7 acres requesting a move from "5 Dev." (7-20 yrs) to "4 Dev." (4-6 yrs from development) and 75.12 acres requesting a move from "4 Dev." to "3 Dev." (immediate development). Five of the amendment requests are in the vicinity of Urbana.

Meanwhile, the out-of-sequence staff amendment to provide for three amendment review cycles per year in place of the current two cycles per year will be heard by the Planning Commission October 19, and by the BOCC November 10. Amendments which pass are sent to the Maryland Department of the Environment for review and approval, which usually takes 90 days, and are not complete and effective until those approvals are received. However, the BOCC may, by specific action, specify an immediate effective date.

There are six amendment requests which were continued from past cycles, which will be brought back to the BOCC on November 8. It is hoped that the additional cycle, and the additional

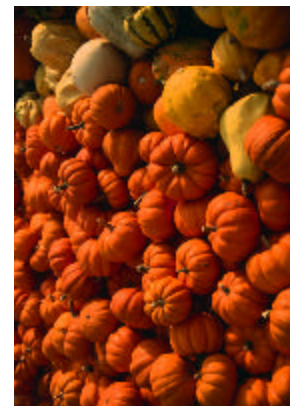
filing requirements will, in the future, diminish the number of cases which must be continued. Please contact Carole Larsen at clarsen@fredco-md.net or 301-694-1135 for more information on the Water & Sewerage Plan.

WELLHEAD PROTECTION

At their July 14, 2005 meeting, the BOCC met with municipalities to discuss wellhead protection. At that meeting, the BOCC directed the CAO and the Planning Division to draft an ordinance putting a temporary hold on all building permits and approvals of subdivision activities in areas of the County delineated as wellhead protection areas. The temporary hold would remain in effect until legislation is adopted to protect those areas. The draft temporary limited moratorium has been prepared and will be presented to the BOCC on October 13. Meanwhile, work on a Wellhead Protection Ordinance is proceeding. A multi-staff and municipal committee has been discussing Wellhead Protection since 1998, and some protections have resulted from the State, the Health Department, stormwater, and permit processes over the years.

Please contact Carole Larsen at clarsen@fredco-md.net or 301-694-1135 with questions.

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WALKERSVILLE REGION PLAN UPDATE

The Walkersville Region Plan Update entered the Frederick County Planning Commission workshop phase in late August. These workshops are designed to identify issues within a number of subject areas. Four issue papers have been presented thus far to the Planning Commission, and the next issue paper scheduled is Land Use & Zoning. Below is the schedule of both completed and upcoming workshops:

- *August 24* - Region Overview (Issues not fitting well into the other categories)
- *September 7* - Environmental & Cultural Resources Issue Paper
- *September 7* - Community Facilities Issue Paper
- *September 21* - Transportation Issue Paper
- *October 19* - Discussion with Town Officials, Land Use & Zoning Issue Paper
- ? *October 26* - Review of Property Owner Requests

The text of the first four issue papers is available on the Walkersville Region Plan webpage. The web address is provided at the bottom of this article. The Land Use & Zoning Issue Paper is intended to describe the community growth areas including their development potential, and also includes a Land Use Plan map. This map identifies the location and type of proposed land uses expected to develop during the 20-year build out of the Plan. This issue paper is scheduled for 2 p.m., Wednesday, October 19, 2005. The workshop will be held in the First Floor Hearing Room in Winchester Hall. As you enter the building from Church Street, the meeting room is located to the left. County agencies are invited to address issues and projects within the Walkersville Region.

The Office of Economic Development recently addressed several employment issues and opportunities of general interest within the Walkersville Region. The presentation highlighted the general trends toward technology and light industrial for smaller companies coming into Frederick County, and noted requests for General Industrial land have increased in the past year. Finding creative solutions for infrastructure remains a challenge. Additional regional employment issues included:

- The exceptional value of quarries to the Region and the County
- Coordination with the Towns to maximize employment zones
- Using the Rehabilitated Vacant Commercial Property Tax Credit for properties such as the former Rotorex/Fedders site near Walkersville
- ? Maximizing industrial opportunities for those properties with railroad access

Discussions about economic development issues led to further discussions concerning wellhead protection areas, zones of dewatering influence around the quarries, potential expansion plans for the quarries, and the effect of farm preservation programs around the railroad.

On October 5th, the workshops continue with discussions with officials from the Towns of Woodsboro and Walkersville. The Land Use Issue Paper will be presented for discussion on October 19th, and on October 26th, the tentative agenda items include a review of property owner requests, continued discussion of the issue papers, and direction of any other outstanding issues. These workshops begin at 2 p.m., and are held in the First Floor Hearing Room in Winchester Hall.

The Walkersville Region Plan Update is intended to be the result of a cooperative effort to focus on the region's future. It serves as a guide for residents and public officials who will lead the Walkersville Region into the 21st century. As with previous editions, this plan should provide a framework for consistent future decision-making, and if respected and followed, will help balance the many needs and desires of the citizens within the region while protecting the resources that make the Walkersville Region a special place to live, work, and visit.

Additional Walkersville Region Plan Update information can be found online here:

<http://www.co.frederick.md.us/planning/walkersville.htm>

If you have any questions about the Walkersville Region Plan Update, please contact Charles Heath, Project Planner, at 301 696-2941 or (301) 693-1672 VOICE/TDD or via email at cheath@fredco-md.net.

WOODSBORO UPDATES

The Town of Woodsboro has experienced a number of annexation petitions in recent months. These consist of two small parcels of land owned by the Phoenix Mining Co., and a third parcel known as the Lawson property. Over the past few months, these three cases have been going through the annexation process.

The Phoenix-Coppermine property is 2.540 acres on the southwest corner of Copper Oaks Court and Coppermine Road, mostly east of MD 194 Bypass. A .778-acre portion of the property is under MD 194, but annexation of this portion has been given the nod by Maryland State Highway Administration, and will result in a more uniform corporate boundary. The petitioner requested R-1 Low Density Residential from Woodsboro, and this was found to be consistent with the Low Density Residential land use designation in the current Walkersville Region Plan. Adjoining properties range from Low Density Residential to Resource Conservation.

In the second case, the 1.865-acre parcel Phoenix-Main property is located west of North Main Street, and south of relocated MD 550, which is somewhat behind the new High's Store at the north end of town. A .777-acre portion is already within the Town of Woodsboro. Once again, the petitioner requested R-1 Low Density Residential from Woodsboro, and this was found to be consistent with the Low Density Residential land use designation in the current Walkersville Region Plan. Surrounding land uses include the MD 194 Bypass, Coppermine Road, open space in the form of a park, and residential uses.

The third case is the 10.05 acres known as the Lawson Farm on the south side of Coppermine Road and North of Copper Oaks Drive the land is currently the site of a mid-20th century single family home, and most of the property is otherwise undeveloped. Surrounding land uses include residential to the south and west. With the intention of ultimately subdividing the property into ten building lots, the petitioner requested R-1 Low Density Residential from Woodsboro. This was found to be consistent with the Low Density Residential land use designation in the current Walkersville Region Plan. Adjoining properties are also Low Density Residential.

These three cases are within the Town of Woodsboro Municipal Growth Boundary. As part of the annexation process, Frederick County reviews all

requests for annexation to determine if the requested zoning classification is substantially different from the land use designation identified in the County Comprehensive Plan, which in the case of the land around Woodsboro is the 1995 Walkersville Region Plan. If the requested zoning is found to be inconsistent with the County Comprehensive Plan, then the Board of County Commissioners must decide whether a waiver of zoning consistency should be granted. If the waiver is denied, then the property cannot be rezoned to a classification inconsistent with the County Comprehensive Plan for a period of five (5) years.

In other Woodsboro development news, the 37-lot Woodbury development on the former Woodsboro Livestock auction barn site is generating a flurry of building permit applications for home construction. This project is located along South Main Street at the southern end of Town approximately east of the new post office, and north of the cemetery. Woodbury features a small neighborhood park, and some elements of neo-traditional design, such as narrowed streets, a pedestrian pathway to Barricks Lane, as well as a number of houses facing South Main Street. Nearer to the middle of town, a set of six townhouses have been proposed for the site of the old florist shop on Second Street on the edge of the Central Business District. The three-parcel Beall subdivision on North James Street Extended is not far from final subdivision approval.

Newly elected Town Commissioner Scott Brakebill replaced Dennis Kline as liaison on the Woodsboro Planning Commission. The Woodsboro Planning Commission welcomes a new member, Mr. Joel Rensberger. Mr. Rensberger lives on Main Street, is a member of the Woodsboro Historical Society, and works in the development community. Mr. Rensberger's appointment fills the vacancy left by Mr. Brakebill due to his election to Town Council. The Planning Commission is currently working on a number of Zoning Ordinance text amendments for signage, illumination, accessory uses, and procedural policies, in addition to the normal development caseload.

The Woodsboro Board of Appeals elected John Gibson as Chairman. Long time Board of Appeals member Ida "Sissy" Lee resigned in May. Roger Hub was appointed to fill the vacancy. Recent Board of Appeals cases have been special exceptions for home occupations.

**PLANNING COMMISSION AGENDA ITEMS
SCHEDULED FOR OCTOBER 5, 2005
2:00 P.M.**

WORKSHOP #4

WALKERSVILLE REGION PLAN UPDATE -

Continuation of the workshop for the Region Plan update. This workshop will include discussions with officials from the Towns of Woodsboro and Walkersville. Time permitting, the Land Use Issue Paper will also be presented for discussion. (Charles Heath)

**PLANNING COMMISSION AGENDA ITEMS
SCHEDULED FOR OCTOBER 12, 2005
9:30 A.M.**

COMBINED PRELIMINARY/FINAL PLANS

Querencia Farm, Lots 2-4 - (Continued from April 13, 2005) Requesting approval of three new panhandle lots in a major subdivision on 20 acres, located on Barnes Road, approximately 1,400 ft. south of the intersection with Browningsville Road. Zoned: Residential (R-1) Urbana Planning Region. Tax Map 106/Parcel 2 Hansen AP# 3068; File # M-2403. (Gabrielle Collard)

Beaver Dam Heights - (Continued from September 14th FcPc Meeting) Requesting approval for 1 single-family lot and a remainder lot in a major subdivision on 24.05 acres, located at the northeast intersection of Green Valley Road and Beaver Dam Road. Zoned: Agriculture (A) Walkersville Planning Region. Tax Map 43/Parcel 13 Hansen AP# 3050. (Mike Wilkins)

Gladys Smetzer Subdivision Lot 2B - Requesting approval for 1 single-family lot and a remainder lot on 7.45 acres, located on the north side of Garfield Road, 1,200 ft. east of Brown Road. Zoned: Agriculture (A) Middletown Planning Region. Tax Map 17/Parcel 145 Hansen AP# 3751 File # S-639. (Mike Wilkins)

MISCELLANEOUS REQUESTS

Arrowood, Section II, Lots 1-19 - Requesting approval for revisions made to the previously approved Preliminary Plat (approved Dec. 8, 2004) and a modification to allow panhandles in a major subdivision, located on 42.50 acres on the south side of Edgewood Church Road. Zoned: Residential (R-1) Frederick Planning Region. Tax Map 56/Parcel 19 Hansen AP# 3811; File # S-1127 (Mike Wilkins)

Removal of Emergency Lane for Valley View Estates - (Continued from August Agenda) Request to remove a preliminary plat requirement to build an emergency access lane, located on the south side of Valley View Road, ¼ mile west of I-70. Zoned: Agriculture (A) Middletown Planning Region. Tax Map 55/Parcels 33, 52, and 143. S-70 Hansen AP# 3609 (Stephen O'Philips)

PRELIMINARY PLATS

Geisbert Property - (Continued from September 14, 2005 FcPc Mtg.) Requesting approval for 1 lot and 1 outlot on 19.4 acres, located on the south side of Route 80, north of Urbana High School. Zoned: Village Center (VC) Urbana Planning Region. Tax Map 96/Parcel 192. Hansen AP# 2795 (Stephen O'Philips)

SITE PLANS

East Side Auto Repair - Requesting approval for an auto repair expansion of 2,700 sq. ft. on .96 acres, located on the south side of Old Baltimore Road, just west of Mains Lane. Zoned: General Commercial (GC) New Market Planning Region. Tax Map 78/Parcel 201 Hansen AP# 2373; File #SP-04-15 (Stephen O'Philips)

President's Court, Lots 21 & 22 - Requesting approval for retail/restaurant office (24,000 sq. ft.) and a bank (4,500 sq. ft.) located on the southeast quadrant of Corporate Drive and President's Court. Zoned: Mixed Use Development (MXD) Frederick Planning Region. Tax Map 86/Parcel 215 Hansen AP#3796; File # SP-86-17 (Stephen O'Philips)

Oakdale High School - Requesting approval for a 254,000 sq. ft. two story high school and recreation facilities on 46.94 acres, located on the north side of MD Route 144 (Old National Pike) along the future Eaglehead Drive in the Lake Linganore PUD. Zoned: Planned Unit Development (PUD) New Market Planning Region. Tax Map 79/Parcel 301. Hansen AP# 3479; File # SP-05-12 (Justin Horman)

Wedgewood Business Park; Lot 28 - Requesting approval for a 45,810 sq. ft. warehouse and a 5,090 sq. ft. office on 4.16 acres, located on the east side of International Blvd., east of Wedgewood Blvd. Zoned: Limited Industrial (LI) Adamstown Planning Region. Tax Map 86/Parcel 237 Hansen AP#3622; File # SP-91-13 (Justin Horman).

(Continued on page 5)

(Continued from page 4)

WORKSHOP ITEM

Standard Operating Procedure for Evaluating Road Adequacy - Review proposal for evaluating road adequacy modification requests, as requested by the FcPc on February 9, 2005 (Mike Wilkins)

PLANNING COMMISSION AGENDA ITEMS SCHEDULED FOR OCTOBER 19, 2005 2:00 P.M.

RULES OF PROCEDURE

Introduction of Rules of Procedures Changes - Staff will be presenting various changes to the Frederick County Planning Commission Rules of Procedures as Amended Through September 2004. (Eric Soter/Gary Hessong)

AMENDMENT TO WATER & SEWERAGE PLAN

Out of Sequence request to provide for three (3) cycles per year in which requests to amend the Water and Sewerage Plan may be filed and heard; to provide for immediate connection to service for existing structures where a health emergency has been certified and other conditions met; and to provide for additional information regarding system capacities in the case of amendments located in municipalities. The text to be changed is found in Chapter 1: Review and Amendment Procedures, section A.3.a, b, and e. WS-05-17. (Carole Larsen)

LAND PRESERVATION, PARKS, AND RECREATION PLAN

The Draft Plan will be presented for the Commission's review, comment, and recommendation to the Board of County Commissioners. The Plan addresses park and recreation needs, agricultural land preservation, and natural resource conservation. (Jim Gugel, Tim Blaser, Paul Dial)

FREDERICK COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM FY2006

Installment Purchase Program Applications - Review of 22 IPP applications, including 13 new applications and 9 applications from previous fiscal years.

EXECUTIVE/CLOSED SESSION

To consult with counsel to obtain legal advice on a legal matter. (Michael Chomel)

PLANNING COMMISSION AGENDA ITEMS SCHEDULED FOR OCTOBER 19, 2005 7:00 P.M.

APFO TEXT AMENDMENT - (AT-05-03) - Public Hearing

Request by Land Stewards LLC to amend the Adequate Public Facilities Ordinance (APFO) to allow for a developer option of school mitigation for large PUD's (greater than 3,000 units) and having PUD approval prior to December 1, 1991. (Eric Soter/Kathy Mitchell)

ZONING TEXT AMENDMENTS - (ZT-05-07) - Public Hearing

Clagett Enterprises, Inc. - Requesting amendment to the Zoning Ordinance to create a Mixed-Use Industrial Development (MXID) Floating Zone District. This amendment will allow for a compatible mixture of industrial, employment, commercial, residential, recreational, civic and/or cultural uses to be planned and developed as a unit. (Larry Smith)

APFO TEXT AMENDMENT - (AT-05-04) - Public Hearing

To consider an ordinance to amend and revise certain provisions of the APFO to allow for recuperation by a developer for developer funded road improvements. The proposed amendment was submitted by motion of the FcPc and is intended to provide a mechanism for a developer to be reimbursed for a proportionate share of the costs of developer funded road improvements from the owners/developers of subsequent development or existing developments being expanded or intensified. (Eric Soter/Gary Hessong/Kathy Mitchell)

PLANNING COMMISSION AGENDA ITEMS SCHEDULED FOR OCTOBER 26, 2005 2:00 P.M.

WORKSHOP #5

WALKERSVILLE REGION PLAN UPDATE - Continuation of workshops to discuss Region Plan update. (Charles Heath)

A DEMOGRAPHIC EXPLORATION OF FREDERICK COUNTY

Age and Gender Updates

Welcome to the October, 2005 edition of "A Demographic Exploration of Frederick County." The US Census recently released population estimates for July 2004. This month's article will focus on the Age and Gender updates released within these updates from the US census. For further information on the demographics and other statistics of Frederick County, please visit: <http://www.co.frederick.md.us/planning/Demographics/Demographics.htm>

The Frederick County US census in July 2004 was estimated to have 217,653 residents. The population in July 2004 was 49% male and 51% female. This has been a trend in Frederick County since at least 1930. The actual percentage and sex ratio has fluctuated slightly; however, the one constant that remains is that Frederick County as a whole has more females than males (See Figure 1.)

Males and Females in Frederick County, 1930—2004

	<u>1930</u>	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>July 2004</u>
Males	27,033	28,012	30,786	35,504	41,700	56,155	73,955	96,079	107,364
Females	27,371	29,210	31,481	36,426	43,227	58,637	76,235	99,198	110,289
% Males	49.7	49.0	49.4	49.4	49.1	48.9	49.2	49.2	49.3
% Female	50.3	51.0	50.6	50.6	50.9	51.1	50.8	50.8	50.7
Sex Ratio*	98.8	95.9	97.8	97.5	97.5	95.8	97.0	96.9	97.3

*Sex Ratio is the number of males per 100 females

Figure 1

Historically, census tract 7506, which surrounds Hood College, has the most concentration of females. In 1990 and 2000, 61% of the population was female in census tract 7506. This is the highest percentage in the County. Frederick City has the top three census tracts, which have the highest percentage of female population (See Figure 2.)

Frederick City having the highest concentration of female population is not unusual. The national trend is that in more urban areas there are more females than males. Frederick County is no exception to this trend. Since at least the 1960's, in Frederick County's urban areas, females tend to outnumber males and in the rural areas males tend to outnumber females. In the rural areas of Frederick County there were 101 males for every 100 females in 1990 and in 2000. The urban areas had a sex ratio of 95 males for every 100 females.

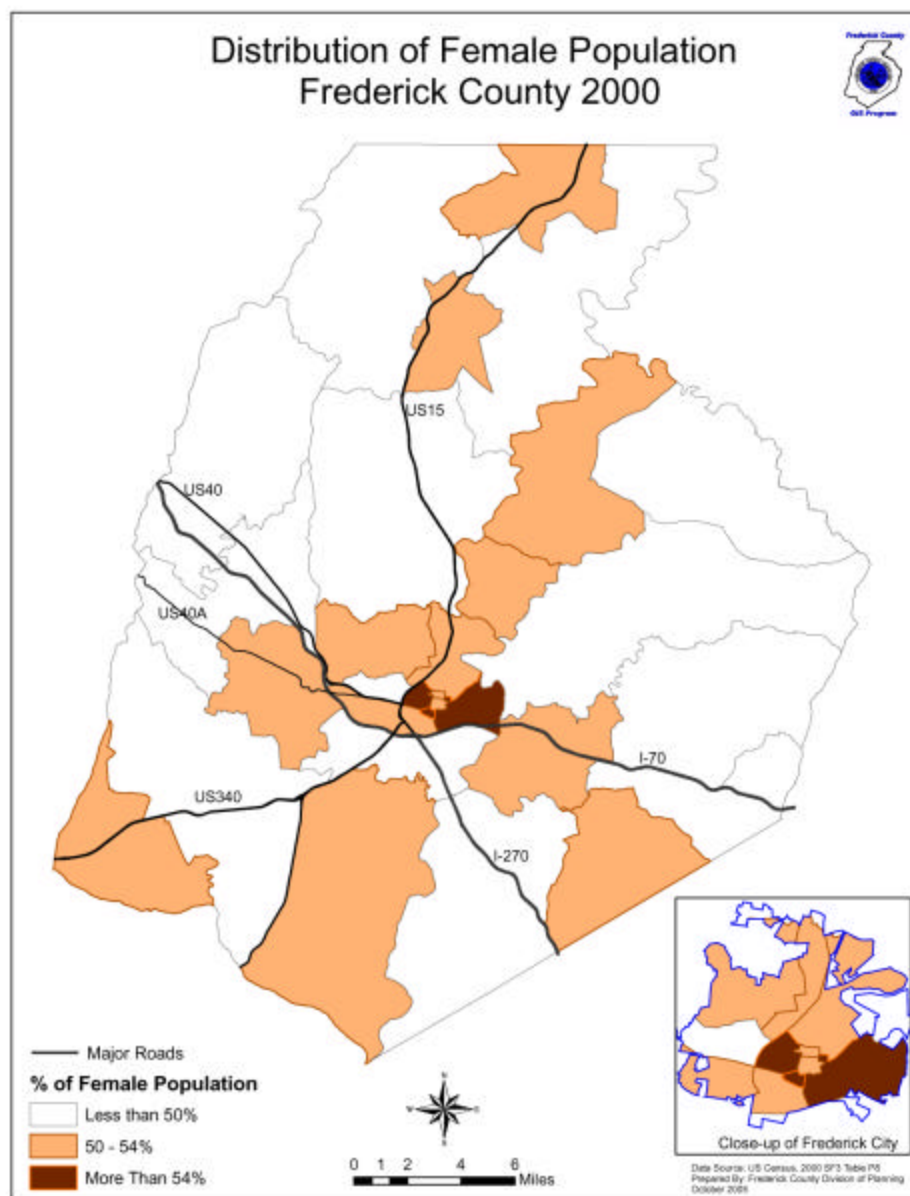


Figure 2

51% of the school age children in Frederick County are males. Males tend to outnumber females until the age of 18. From 2000 to 2004 the male population grew by 1,980, while the female population only grew by 1,717. As of July 2004, there were 29,583 males under the age of 18, while there are only 28,001 females. This means that for every 100 females there are 106 males under the age of 18 years old. However, past the age of 18 there are more females than males. For example, in the population between the ages of 18 and 24 years old, there are 10,342 females and only 10,185 males. This means that even though as a whole there are more females than males in the County the females tend to be older. This can also be shown through the median age. In Frederick County the median age was 36.1. However, the median age for males is lower than this at 35.2 and the female median age is higher at 36.8. The older the population becomes the more females there are. It is interesting to point out that until the age of 64 the female/male distribution of the population tends to be even. After the age of 64 females become an interestingly predominate sector of the population (see Figure 3.)

**Gender Composition by Age
Frederick County
July 2004**

	<u>Under 17 Years Old</u>	<u>15 to 44 Years Old</u>	<u>45 to 64 Years Old</u>	<u>65 Plus Years Old</u>	<u>85 Plus Years Old</u>
Males	29,583	47,374	26,718	8,890	843
Females	28,001	47,883	26,818	12,436	1,820
Sex Ratio	106	99	100	71	46

Figure 3

Not much has changed in the form of gender trends since the 2000 US Census. The majority of the population in the County has continued to be older females. The gender spatial distribution continues to have more males in rural areas and more females in the urban areas of the County. This trend has been present since at least the 1960s. The female population is older than the male population. Male school aged children outnumber females. However, after the ages of 18 years old the females begin to outnumber males. This is seen especially in the 85 years and older sector of the population.

ZONING

BOA RESULTS — SEPTEMBER 22, 2005, 7:00 P.M.

THE NEXT MEETING OF THE BOARD OF APPEALS OF FREDERICK COUNTY WILL BE HELD ON THURSDAY, OCTOBER 27, 2005 IN THE FIRST FLOOR HEARING ROOM, WINCHESTER HALL, FREDERICK, MARYLAND.

? **Discussion/adoption of Board Bylaws —ADOPTED**

? **B-05-34 MARK AND CAROLE SPIELMAN —** Requesting a special exception to place a temporary mobile home, located on the east side of MD Rt. 31, approx. 400 ft. north of Hemp Rd. (Tax Map 52, Parcel 22) Zoned Agriculture — **GRANTED WITH CONDITIONS**

? **B-05-35 ROBERT AND MARTHA BUTTS —** Requesting a 25 ft. variance from the 25 ft. floodplain buffer area in order to erect a garage, located on the east side of Easterday Rd., approx. ¼ north of US Rt. 40 (Tax Map 38, Parcel 47, Farm Lot 2) Zoned Agricultural—**GRANTED WITH CONDITIONS**

? **B-05-36 BRYANT AND PATRICIA PERSZYK —** Requesting a 6.5 ft. +/- variance from the 25 ft. req. rear building restriction line to add an enclosed porch, located on the southeast corner of the intersection of Sanandrew Drive and Country Club Road in Westwinds, Lake Linganore (Tax Map 69, Parcel 121, Lot 379) Zoned Planned Unit Development PUD - **GRANTED WITH CONDITIONS**

? **B-05-37 BRAD AND BOBBI JO MARTIN C/O ANDREW DIPASQUALE, Esq. Miles and Stockbridge —** Requesting a 3.9 ft. variance from the req. 25 ft. front yard setback for an existing house, located on the northwest corner of Charthouse Road and Whitmore Lane in Villages of Urbana (Tax Map 96, Parcel 222, Lot 14039) Zoned Planned Unit Development PUD — CONTINUED TO OCT. 27, 2005 MEETING

2004 meeting, located on the west side of Hansonville Rd., 900 ft. north of southern intersection with US Rt. 15 (Tax Map 48, Parcel 76) Zoned Agriculture

? **B-05-31 SANDY SPRING BANK C/O KAREN DEACON PROJECT OFFICER—** Requesting a 11.5 ft. variance for the required front yard setback for a sign in a VC zone, continued from the August 2005 meeting, located on the southeast corner of Relocated MD Rt. 80 and Sugarloaf Parkway on the traffic circle in Villages of Urbana (Tax Map 96, Parcel 247, Lot 2) (Site Plan SP-01-29) Zoned Village Commercial

? **B-05-38 JOHN MANHOLLAN, JR. C/O JEFF HOLTZINGER, ESQ. —** Request for appeal of administrative error in the Zoning Administrator's decision to not issue building permit B05-23470 due to the request being an expansion of a legal non-conforming structure, located on the east side of Araby Church Rd. 600 ft. north of the intersection of Araby Church Rd. and Md. Rt. 355 (Tax Map 96, Parcel 99) Zoned R-1 Residential

? **B-05-39 PRICE AND LAURA KALER C/O SCOTT MILLER, ESQ.—** Request for appeal of administrative error in the Zoning Administrator's decision letter dated August 4, 2005 regarding a proposed additional use [ice cream parlor] on a property, located on the southwest corner of the intersection of Jefferson Pike (MD Rt. 180) and Lander Road (Tax Map 84, Parcel 65) Zoned VC Village Center

? **B-05-40 DAWN SMALLEY C/O STEVE OMENTISH —** Request for a special exception to establish an accessory apartment, located on the southeast corner of Valley View Rd. and Valley View Terrace (Tax Map 55, Parcel 33, Lot 311) Zoned Agricultural

? **B-05-41 KIMBERLY ANNE MCMILLAN-STAKES—** Requesting a special exception to establish a kennel (animal rescue) for cats, located on the east side of Putman Rd, approx. 1, 400 ft. north of Fish Hatchery Rd. (Tax Map 40, Parcel 257) Zoned Agricultural

? **B-05-42 THOMAS AND LAURA MARLEY—** Requesting a 21 ft. variance from the 50 ft. recorded front yard setback to erect a garage, located on the northwest corner of the intersection of Cold Brook and Barnes Rd. (Tax Map 97, Parcel 105, Lot 2) Zoned R-1 Residential

? **B-05-43 THOMAS M. FOWLER—** Requesting a special exception to establish an auto repair facility in a Village Center zoning district, located on the west side of Green Valley Rd. (MD Rt. 75) approx. 600 ft. north of Renner Rd. (Tax Map 43, Parcels 91 & 92) Zoned Village Center

Contact **Rick Brace** (301-696-2945) rbrace@fredco-md.net or **Craig Terry** (301-694-1351) cterry@fredco-md.net for more information.

BOA AGENDA — OCTOBER 27, 2005, 7:00 P.M.

CASES NOT HEARD ON THURSDAY, OCTOBER 27, 2005 WILL BE CONTINUED TO THE FOLLOWING DATE AND TIME AS MAY BE DETERMINED BY THE BOARD.

? **B-04-16 DAVID GRIFFIN—** Requesting a 22 ft. variance from the 40 ft. required front yard and a 40 ft. variance from the 50 ft. stream setback to construct an accessory building in a floodplain, continued from June